

3377479

PLAT OF SPRING HOLLOW, DIV. NO. 1

A P.U.D. IN THE G.W.L. ALLEN D.L.C. AND SEC. 35, TWP. 33N, RANGE 1 EAST W.M.

OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL NO. R13335-365-1480

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SPRING HOLLOW P.U.D. IS BASED UPON AN ACTUAL SURVEY OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 EAST W.M.; AND THE G.W.L. ALLEN DONATION LAND CLAIM, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

ROBERT D. CRAIG, P.L.S.
CERTIFICATE NO. 11941

03/06/01



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

DOUGLAS A. MERRIMAN, CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2000.

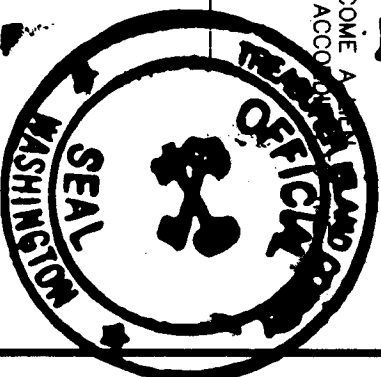
MAXINE R. SAUTER, ISLAND COUNTY TREASURER

3/6/01

APPROVALS

EXAMINED AND APPROVED THIS 1st DAY OF June 2001

RYAN GOODMAN P.E., OAK HARBOR CITY ENGINEER



I HEREBY CERTIFY THAT THE PLAT OF SPRING HOLLOW P.U.D. IS FULLY APPROVED BY THE CITY OF OAK HARBOR PLANNING COMMISSION THIS 1st DAY OF June 2001

BRUCE VAN TASSEL, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, THIS 1st DAY OF June 2001

PATRICIA COHEN, MAYOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, THIS 4th DAY OF June 2001, AND RECORDED IN VOLUME 13 OF PLATS, PAGES 307-308 UNDER AUDITOR'S FILE NO. 200333703 RECORDS OF ISLAND COUNTY, WASHINGTON.

SUZANNE SINGLAIR, ISLAND COUNTY AUDITOR

DEPUTY AUDITOR

CERTIFICATE OF TITLE

RECORDED June 4, 2001 IN VOLUME 875 PAGE 938 UNDER AUDITOR'S FILE NO. 200333703 RECORDS OF ISLAND COUNTY, WASHINGTON.

OWNER:

DANIFF, LLC
579 W. HERITAGE PARK BLVD
LAWTON, UT 84041
(801) 728-7006

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES AND TO THE HOMEOWNERS ASSOCIATION ALL PRIVATE ROADS SHOWN HEREON AS TRACT A AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL PUBLIC AND PRIVATE STREETS AND AVENUES SHOWN HEREON, AND THE RIGHT TO DRAIN SAID PUBLIC ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE PUBLIC. ALSO THE RIGHT TO DRAIN THE PRIVATE ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR AND THE HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC AND PRIVATE ROADS.

ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME 875 PAGES 935, UNDER AUDITOR'S FILE NO. 200333703, RECORDS OF ISLAND COUNTY, WASHINGTON. TRACTS B, C & D ARE RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND ARE TO BE LEFT IN THEIR UNDISTURBED NATURAL STATE, EXCEPT THOSE PORTIONS DESIGNATED AS RECREATIONAL AREAS, UTILITY FACILITIES AND/OR UTILITY EASEMENTS. ALSO TRACTS B, C AND D SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AS DESCRIBED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN, AND TRACT E SHALL BE CONVEYED TO THE CITY OF OAK HARBOR, AND LOT 17 SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AND RESTRICTED PER NOTE

DANIFF, LLC ISLAND CONSTRUCTION SITE & UTILITIES, INC.

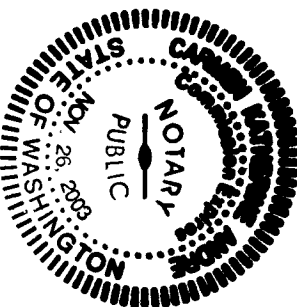
DANIEL J. PHELPS, MANAGING MEMBER COREY JOHNSON, PRESIDENT

ACKNOWLEDGEMENT

William L. Massey Kathleen A. Massey

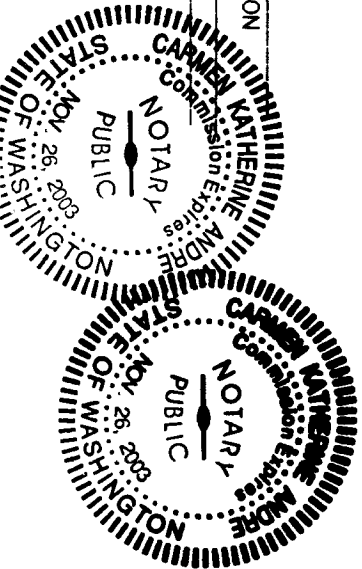
STATE OF Washington)
COUNTY OF Island)
I, DANIEL J. PHELPS, MANAGING MEMBER OF DANIFF, LLC, DO HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL J. PHELPS IS THE PERSON WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT ON BEHALF OF DANIFF, LLC, AND THAT HE IS FULLY COMPETENT AND OF SOUND MIND AND VOLUNTARILY ACTED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED: May 4, 2001

Carmen K. Lindbe
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES Jan. 26, 2003



STATE OF WASHINGTON)
COUNTY OF Island)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT COREY JOHNSON IS THE PERSON WHO APPEARED BEFORE ME AND SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS PRESIDENT OF ISLAND CONSTRUCTION SITE & UTILITIES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT. DATED: May 4, 2001

Carmen K. Lindbe
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES Jan. 26, 2003



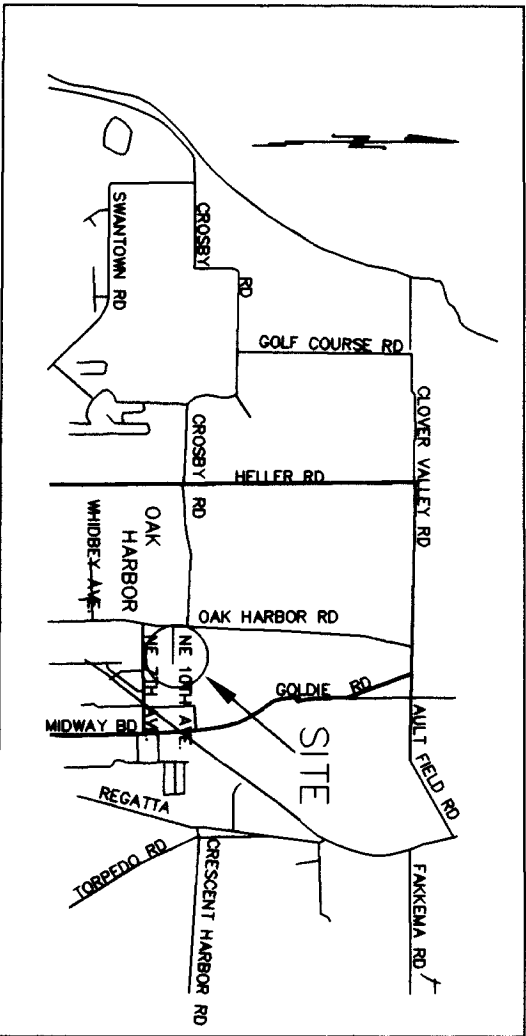
NOTES

1. THE HOMEOWNERS ASSOCIATION WILL BE THE RESPONSIBLE PARTY FOR MAINTENANCE OF THE DETENTION POND, DRAINAGE SWALE, STORM DRAIN FACILITY, PRIVATE ROADS, WALKWAYS, LANDSCAPING, TRAILS AND LIGHTING STANDARDS FOR THE SUBDIVISION. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION IS DISBANED, ALL MAINTENANCE RESPONSIBILITIES FOR DRAINAGE POND, SWALE AND LIGHTING STANDARDS SHALL BE ADOPTED BY THE INDIVIDUAL PROPERTY OWNERS.
2. 15 FT EASEMENT FOR UTILITIES FOR THE BENEFIT OF THE CITY OF OAK HARBOR.
3. 8 FT EASEMENT FOR TRAIL PURPOSES FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
4. LOT 17 SHALL BE RESTRICTED TO OPEN SPACE AND HOMEOWNERS ASSOCIATION USE.

STATE OF WASHINGTON)
COUNTY OF Island)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM L. MASSEY AND KATHLEEN A. MASSEY HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: 6/4/01

FAKKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 SE 8th Ave #102 Oak Harbor, Wa. 98277 675-5973

Carmen K. Lindbe
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Oak Harbor
MY COMMISSION EXPIRES Jan. 26, 2003



VICINITY MAP

NOT TO SCALE

LAND DESCRIPTION

PARCEL A
THAT PORTION OF THE G.W.L. ALLEN DONATION LAND CLAIM, IN SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE FORMER SECONDARY STATE HIGHWAY 1-D WHICH IS 871.2 FEET SOUTH OF THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE SOUTH 89°13'30" EAST A DISTANCE OF 717.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'30" EAST A DISTANCE OF 624.80 FEET; THENCE SOUTH 00°40' EAST, PARALLEL WITH THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 990.0 FEET; THENCE NORTH 89°13'30" WEST A DISTANCE OF 453.50 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 425.00 FEET; THENCE NORTH 89°13'30" WEST A DISTANCE OF 171.3 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 565 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE EAST 26.02 FEET THEREOF.

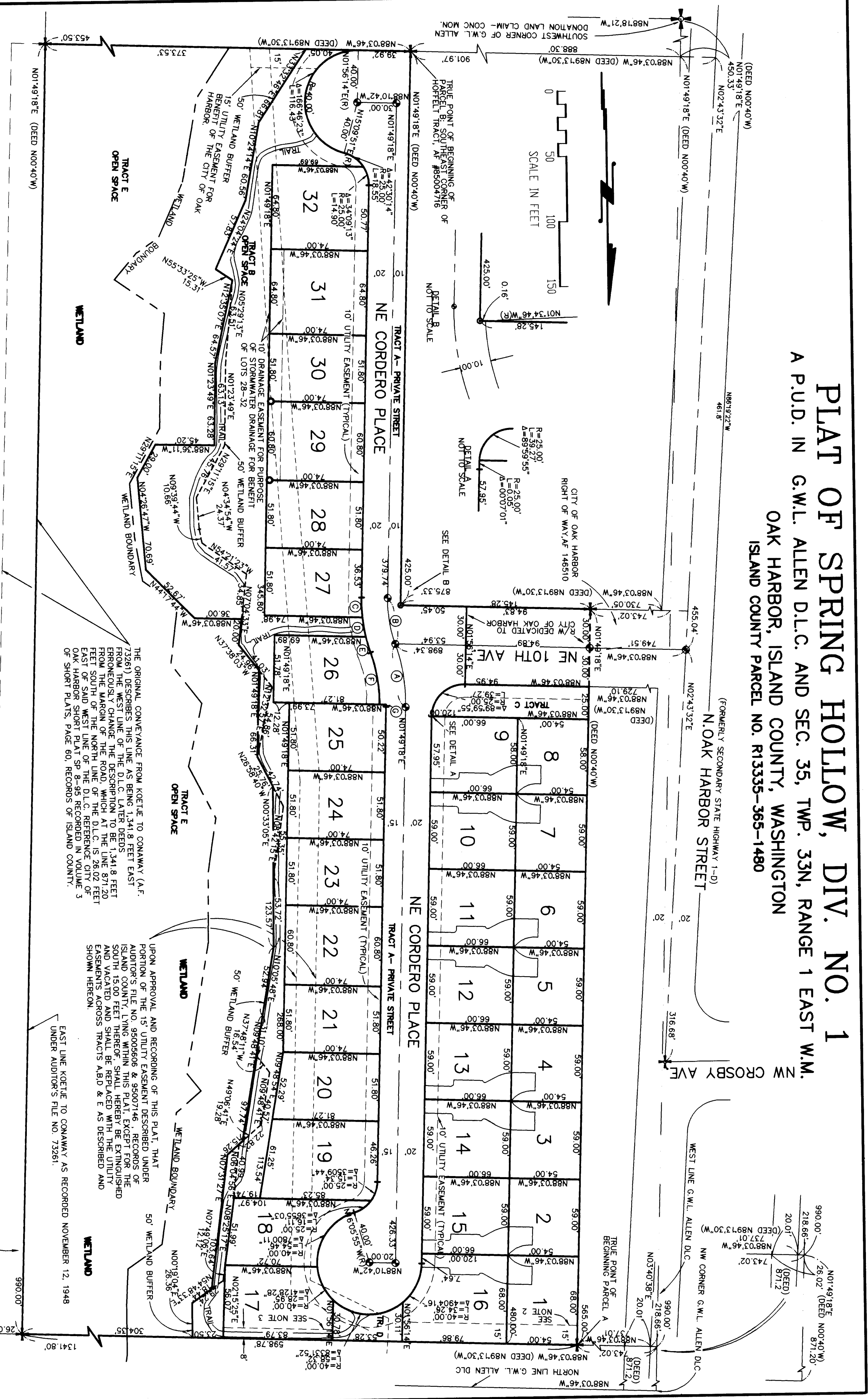
PARCEL B
THAT PORTION OF THE G.W.L. ALLEN DONATION LAND CLAIM IN SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 871.2 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 660 FEET; THENCE SOUTH 89°13'30" EAST A DISTANCE OF 681.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE DONATION LAND CLAIM, A DISTANCE OF 330.0 FEET; THENCE SOUTH 89°13'30" EAST A DISTANCE OF 206.5 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN F. HOFFELT, ET AL, BY WARRANTY DEED RECORDED MAY 8, 1985, UNDER AUDITOR'S FILE NO. 85004716, RECORDS OF ISLAND COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'30" EAST A DISTANCE OF 26.02 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO OAK HOLLOW ASSOCIATES BY WARRANTY DEED RECORDED SEPTEMBER 20, 1982, UNDER AUDITOR'S FILE NO. 400702, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT AND PARALLEL WITH THE WEST LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 425.00 FEET; THENCE NORTH 89°13'30" WEST A DISTANCE OF 26.02 FEET TO THE NORTHEAST CORNER OF THE AFORESAID HOFFELT TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID HOFFELT TRACT, A DISTANCE OF 425.00 FEET TO THE TRUE POINT OF BEGINNING.
ALL SITUATED IN ISLAND COUNTY, WASHINGTON.

EASEMENT RESERVATIONS

1. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, INC. VERIZON NORTHWEST, U.S. POSTAL SERVICE, CITY OF OAK HARBOR, CASCADE ELECTRIC, GAS CORPORATION AND AET BROADBAND, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS, HEIRS, ASSIGNS AND ALL PERSONS WHO MAY CLAIM OR HAVE ANY RIGHT TO THE EASEMENT, FOR THE RIGHT TO INSTALL, MAINTAIN, OPERATE AND REPAIR ALL NECESSARY CONSTRUCT BOX FACILITIES AND WALKWAYS UNDERGROUND AND OVERHEAD CONDUITS, CABLES, WIRES AND POST SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UNDERGROUND ELECTRIC, TELEPHONE, WATER, GAS POSTAL AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSE STATED.
2. ACCESS EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT OWNERS, THE CITY OF OAK HARBOR AND TO THE PUBLIC FOR INGRESS AND EGRESS OVER AND ACROSS TRACT A. IDENTIFIED HEREIN AS PRIVATE STREET, INCLUDING PEDESTRIAN ACCESS ALONG ALL WALKWAYS ADJACENT TO SAID PRIVATE STREETS AS SHOWN HEREON. ACCESS RIGHTS OF THE PUBLIC ARE SUBJECT TO THE RULES AND REGULATIONS OF THE SPRING HOLLOW COMMUNITY ASSOCIATION. THE MAINTENANCE OF ALL PRIVATE STREETS AND OPEN SPACE LANDSCAPING IS THE RESPONSIBILITY OF THE SPRING HOLLOW COMMUNITY ASSOCIATION (SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED HEREIN).

PLAT OF SPRING HOLLOW, DIV. NO. 1

A.P.U.D. IN G.W.L. ALLEN D.L.C. AND SEC. 35, TWP. 33N, RANGE 1 EAST W.M.
OAK HARBOR, ISLAND COUNTY, WASHINGTON
ISLAND COUNTY PARCEL NO. R13335-365-1480



<p>8 6 4 2</p>	<p>7 5 3 1</p>
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03/06/21



- ✚ CONCRETE MONUMENT SET THIS SURVEY MARKED FARKEEMA AND KINGMA INC., LS 11941
- ✚ SET CAST ALUMINIUM SURFACE MONUMENT THIS SURVEY MARKED FARKEEMA AND KINGMA INC., LS11941.
- ✚ SET CONCRETE NAIL & DISK MARKED LS11941
- ✚ SET 1/2" REBAR ON 2' OFFSET TO CORNER MARKED FARKEEMA & KINGMA INC. LS 11941

FAKKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
P.O. Box 4102, Delft, Holland, The Netherlands
Tel. 060-498277 579

CONSULTING ENGINEERS & SURVEYORS
840 SE 8th Ave #102 Oak Harbor, wa. 98277 675-5973

CURVE DATA

(A) R=136.89°
Δ=20.41.26°
L=49.43°

(B) R=100.00°
Δ=20.41.26°
L=36.11°

(C) R=120.00°
Δ=07.18.56°
L=15.32°

(D) R=120.00°
Δ=07.18.39°
L=15.31°

(E) R=120.00°
Δ=05.03.51°
L=12.70°

(F) R=116.89°
Δ=18.54.42°
L=40.62°

(G) R=121.89°
Δ=00.44.54°
L=1.58°

ACCESS AND UTILITY EASEMENT FOR BENEFIT OF LOTS 7,8,9 & 10 OVER ACROSS AND UNDER LOTS 9 & 10. FOR BENEFIT OF LOTS 5,6,11 & 12 OVER ACROSS AND UNDER LOTS 11 & 12. FOR BENEFIT OF LOTS 3,4,13 & 14 OVER ACROSS AND UNDER LOTS 13 & 14 FOR BENEFIT OF LOTS 12,15 & 16 OVER ACROSS AND UNDER LOTS 15 & 16. FOR BENEFIT OF PUGET SOUND ENERGY, VERIZON NORTHWEST, GAS AND NATURAL GAS AND A1&1 BROADBAND

EAST LINE OF DANIFF, LLC PROPERTY (REF.: AF NO. 73261, KOEHLIE (CONVANA)), THE EAST LINE OF THE DANIFF PARCEL IS BASED ON ORIGINAL CONVEYANCE (RECORDED NOVEMBER 12, 1948, AF 73261) FROM KOEHLIE TO CONVANA. THE CONVEYANCE FROM KOEHLIE TO RONHAWK WAS RECORDED DECEMBER 13, 1950, UNDER AF 80637. OVERLAYS BY 0.93 FEET THE PREVIOUS CONVEYANCE TO CONVANA. CITY OF OAK HARBOR SHORT PLAT 8-95 AS RECORDED IN VOLUME 107 TRACT PLATS, PAGE 60 UNDER AUDITOR'S FILE NO. 96000139 RECORDS SECTION, KING COUNTY, WASHINGTON.

EAST LINE KOETJIE TO CONAWAY AS RECORDED NOVEMBER 12, 1948
UNDER AUDITOR'S FILE NO. 73261.

SPRING HOLLOW
DIV. NO. 1
SHEET 2 OF 2